



DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION  
CITY OF CHICAGO

**LIQUOR LICENSE PLAN OF OPERATION**

Licensee: The Hi-Lo, LLC

Premises: 1108-1110 N. California Ave.  
Chicago, Illinois 60622

Application Type: Tavern (1470), Outdoor Patio (1477)

Account Number: 431572

Site Number: 01

Pursuant to City of Chicago Municipal Code ("M.C.C.") Sections 4-60-040 (h) and the Department of Business Affairs and Consumer Protection ("BACP") / Local Liquor Control Commission ("LLCC") of the City of Chicago and the above-named Licensee have agreed to the issuance of a Tavern license, , and an Outdoor Patio license (collectively the "Licenses") under the following conditions:

1. Licensee agrees to operate the Premises as a tavern. Licensee agrees not to operate the Premises as a nightclub and Licensee has no plan to sell or transfer the license to any nightclub or similar type of business which does not operate or primarily use its liquor license as a tavern. Licensee agrees that no liquor may be taken by customers off the Premises or outdoor patio.
2. Hours of Operation:
  - Tavern Hours: Licensee agrees to comply with Municipal Code of Chicago Section 4-60-130, pursuant to which no alcohol may be sold from 2:00a.m. to 7:00a.m. Monday through Saturday and from 3:00a.m. to 11:00 a.m. Sunday. Licensee agrees to close all windows and doors daily by 10:00 p.m.
  - Outdoor Patio Hours: Licensee shall not operate the outdoor patio past 11:00 p.m. on Sunday-Thursday. Licensee shall not operate the outdoor patio past 12:00 a.m. on Friday and Saturday.
  - Licensee shall announce a last call 30 minutes before closing time of both the outdoor patio and the tavern.
  - Licensee agrees it will not apply for a Late Hour liquor license for the Premises.
3. Noise Abatement:
  - The Licensee agrees that at any time while the premises is operating, if noise levels emanating from the premises result in residential community complaints, the Licensee shall take immediate steps to effectively address all such complaints.



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- The Licensee agrees to monitor the noise levels emanating from the premises to ensure compliance with the City of Chicago Noise and Vibration Control Ordinance MCC 8-32.
- Licensee shall develop and implement a training program and action plan for all employees to avoid or immediately abate any noise issues. All employees will be trained upon employment and will receive ongoing monthly training on appropriate sound levels, including the use of simulated noise to approximate inappropriate levels of sound.
- All staff will be aware they need to monitor the sound level. Outdoor and indoor bar staff will all continually monitor the noise levels, and will restrict or reduce capacity to maintain appropriate noise levels.
- Sufficient and knowledgeable staff will be present on the patio during hours of operation. Staff will be responsible for making sure patrons are not loud and do not create nuisance for neighbors and to assure no alcoholic beverages leave the patio. The Licensee will post signs on entrances to the outdoor patio indicating that no alcoholic beverages will leave the outdoor patio
- No live or recorded music shall be played on the outdoor patio in accordance with Chapters 4-60-140(g) and 4-60-050(c) of the City of Chicago Municipal Code. All windows must be closed at 10pm.
- The Licensee will display a sign in a conspicuous location inside the premises that reads: "Please Respect Our Neighbors. Please Exit Quietly and do not loiter".

4. Cooperation with Police and LLCC:

- Licensee agrees that in the event the LLCC receives a complaint, the Licensee shall cooperate fully with any investigation, including, but not limited to, submitting any records requested by the LLCC. The Licensee shall, upon request of the LLCC, produce any records the LLCC has requested within ten (10) days of such request.
- Licensee shall maintain video surveillance. Additional cameras will be placed on patio for security purposes. Video footage must be maintained for 30 days, and made available to The Chicago Police Department or other Law Enforcement officer upon request.
- Licensee shall report promptly to the police department all illegal activity reported to or observed by the licensee on or within sight of the licensed premises and shall maintain an "incident and activity" log of all events requiring staff intervention or a call to 911.

5. Trash and Deliveries:

- Licensee shall maintain sufficient trash containers to accommodate waste generated. The Licensee shall ensure that all trash containers shall be locked and secured at all times. All trash



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containers are kept within the building and used by the entire building and will not create any noise issues for neighbors across the alley or elsewhere.

- Licensee agrees to manage all deliveries from vendors including the time of deliveries and the location of the deliveries. Licensee agrees that no vendor deliveries will occur after 9 p.m. or before 7a.m.
6. Licensee agrees not to expand the Premises without first applying to the City of Chicago for the right to expand the Premises.
  7. Licensee will enforce all applicable City of Chicago and State of Illinois non-smoking laws as they relate to both the interior and the exterior of the Premises.
  8. Licensee shall and ensure that no over-serving of patrons will occur. Licensee agrees to BASSETT train all staff that serves alcoholic beverages and will require certification regarding the same. Licensee agrees any future staff will be subject to BASSETT training and certification as a condition of their employment within two weeks (2) of their employment.
  9. Licensee shall not permit the number of patrons in the premises to exceed the limits as set forth on the occupancy placards issued by the Department of Buildings.
  10. Licensee agrees to include the following aspects of its outdoor patio structure: (a) a 9'2" tall masonry wall that runs uninterrupted 65'5" from California Ave, and is 4' from the neighboring property; (b) a masonry wall along California Ave. (c) a full roof enclosure along the first 35' of the masonry wall running from California Ave.; (d) a 6' fence from the end of the masonry wall until the end of the property; (e) a second 6' fence (separate and in addition to the fence in (d)) along the neighboring property line, 4' from the masonry wall and first fence.
  11. The Licensee agrees to monitor the outside of the premises to alleviate to the best of its ability any traffic, parking or noise issues.
  12. Licensee agrees to attend regular CAPS beat meetings and to attend meetings with the local alderman, police commander and community residents or groups to discuss any concerns regarding the operation of the business.

The conditions of this liquor license Plan of Operation are legally binding and may be enforced by City of Chicago enforcement authorities under M.C.C. §§ 4-60-040(h). All other conditions of the licenses are governed by the City of Chicago Municipal Code. Violation of the above stated conditions may result in the imposition of a fine and/or suspension or revocation of all business licenses issued to the Licensee. Violations of the above stated conditions may also result in the issuance of cease and desist orders prohibiting the activity which violates the conditions of the liquor license.

The conditions of the business licenses issued pursuant to this Plan of Operation shall apply to the business address and Licensee and to all officers, managers, members, partners and direct or indirect owners of the entity



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of which is licensed. The sale of the Licensee to other persons purchasing the stock of the licensed entity shall be subject to the same conditions set forth in this Plan of Operation. Any and all potential new owners of the licensed entity shall be subject to the same conditions set forth in this Plan of Operation.

It shall be the duty of every person conducting, engaging in, operating, carrying on or managing the above-mentioned business entity to post this Business License Plan of Operation next to the business license certificates in a conspicuous place at the business address.

**Licensee:** The Hi-Lo, LLC

**Address:** 1108-1110 N. California Ave.  
Chicago, Illinois 60622

  
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Isaac Liberman  
Manager, The Hi-Lo LLC

07/08/2020  
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Date

  
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Shannon Trotter, Commissioner  
Local Liquor Control Commission  
City of Chicago

7/8/2020  
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Date